033.0	0004	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	616,900	/	616,900
USE VALUE:	616,900	/	616,900
ASSESSED:	616,900	/	616,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		MICHAEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAVANAUGH YVETTE
Owner 2:	
Owner 3:	
Street 1:	32 MICHAEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HICKS LARRY J -
Owner 2:	HICKS JUDITH L -
Street 1:	32 MICHAEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1939, having primarily Vinyl Exterior and 1457 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	258,200		358,700	616,900
Total Card	0.107	258,200		358,700	616,900
Total Parcel	0.107	258,200		358,700	616,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.40 | /Parcel: 423.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23030
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2742!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,200	0	4,680.	358,700	616,900		Year end	12/23/2021
2021	101	FV	240,000	0	4,680.	358,700	598,700		Year End Roll	12/10/2020
2020	101	FV	240,100	0	4,680.	358,700	598,800	598,800	Year End Roll	12/18/2019
2019	101	FV	205,900	0	4,680.	325,000	530,900	530,900	Year End Roll	1/3/2019
2018	101	FV	205,900	0	4,680.	308,200	514,100	514,100	Year End Roll	12/20/2017
2017	101	FV	205,900	0	4,680.	269,000	474,900	474,900	Year End Roll	1/3/2017
2016	101	FV	205,900	0	4,680.	229,800	435,700	435,700	Year End	1/4/2016
2015	101	FV	182,100	0	4,680.	213,000	395,100	395,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:57:56

LAST REV

Date	Time
04/29/21	08:31:16
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HICKS LARRY J	50392-342		11/27/2007		402,000	No	No		
MARQUEDANT OLIV	28519-526		4/30/1998		174,500	No	No		Y

USER DEFINED

Prior Id # 1:	23030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2021	358	Redo Kit	81,000	C				
10/16/2017	1353	Siding	7,000	C				
4/12/2007	235	Add Bath	7,500			G9	GR FY09	FINISH 1/2 BASEMEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
5/15/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
3/3/2000	Inspected	276	PATRIOT
2/17/2000	Measured	264	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	64.	1.20	3									358,657						358,700	

Total AC/HA:	0.10744	Total SF/SM:	4680	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	358,657	Spl Credit		Total:	358,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317196
Depreciation:	58998
Depreciated Total:	258198

COMMENTS

BMT GAR NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

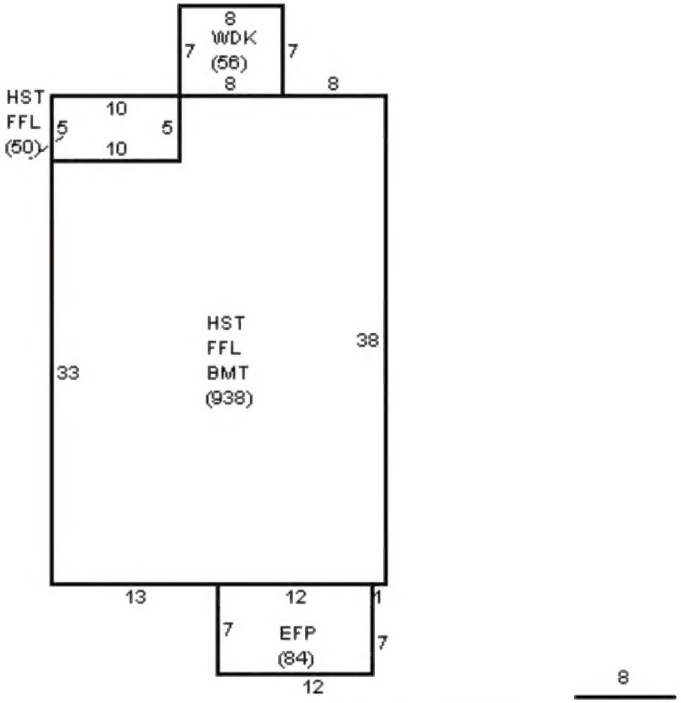
No Unit	RMS	BRS	FL
1	5	1	M
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	100.86
Final Total:	258200	Val/Su SzAd	174.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	133.640	132,033
BMT	Basement	938	55.130	51,707
HST	Half Story	494	80.180	39,610
EFP	Enclos Porch	84	59.030	4,959
WDK	Deck	56	15.840	887

Net Sketched Area:	2,560		Total:	229,196	
Size Ad	1482	Gross Area	3054	FinArea	1457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	
HST	100	UNF	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

033.0-0004-0004.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	